



Arboricultural Impact Assessment and
Method Statement

Ardwick Green North, Cotter Street

Reference: 81-008-R2-1

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ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

Ardwick Green North
Cotter Street

Prepared for:
First Step Group Limited

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Ardwick Green Scheme

Arboricultural Impact Assessment and Method Statement

October 2022

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EXECUTIVE SUMMARY

Site Address	Ardwick Green North/Cotter Street, Manchester
OS Grid Reference	SJ 85210 97296
Site Area	Approximately 0.15 ha
Results	The site survey identified a total of one group of trees graded Category C (trees of low value) adjacent to the site.
Recommendations	There is no requirement for any tree removal to facilitate the scheme proposals. The branches of group G1 will require pruning back to the property boundary to allow construction activity. Any excavation within the RPA of a tree must be supervised by an Arboricultural Clerk of Works (ACoW). Excavation must be undertaken by hand. Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained. All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA. All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations. This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.



1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by First Step Group Limited to produce an Arboricultural Impact Assessment and Method Statement relating to a proposed construction works at land at Ardwick Green North/Cotter Street, Manchester, hereafter referred to as 'the site'.

The purpose of the report is to:

- ✿ Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)¹, hereafter referred to as 'BS5837: 2012'.
- ✿ Identify trees suitable for retention and for removal due to the proposed development.
- ✿ Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- ✿ Prescribe arboricultural recommendations for the long-term management of trees on the site.
- ✿ If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located at Ardwick Green North/Cotter Street, Manchester and is within the administrative boundaries of Manchester City Council. The site is currently derelict which has been cleared. It comprises hard standing concrete slabs. The site is bordered to the south by Ardwick Green Park and to the west by St Thomas Centre and residential properties to the north and east.

Cranfield (2022)² identified the soil type of the site and the surrounding area as slowly permeable seasonally wet acid loamy and clayey soils. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

Correspondence with Manchester City Council on the 26th October 2022 has established there are no Tree Preservation Orders affecting the site and it is not within a Conservation Area.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012 make provision for, amongst other things, the form of Tree Preservation Orders (TPOs) and for applications for consent to carry out work on trees subject to an order. The order makes it an offence to cut down, uproot, prune, lop or damage the tree (including the roots) in question without first obtaining the Council's consent. A TPO can apply to a single tree, a group of trees or woodland. Anyone who wishes to fell or carry out work to a tree protected by a TPO must apply to the Council to obtain permission.

There are exemptions for statutory undertakers under the Town and Country Planning Regulations which include where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary; and in the interests of the safe operation of the undertaking;

¹ British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. British Standards Institute, London

² Cranfield (2022). *Soilscapes* [online]. Available at: >www.landis.org.uk< [accessed 25th October 2022]



- ✚ In connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker.
- ✚ To enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995. This is only where works are within an operational site and does not include works outside of operational sites.

Where works are granted planning permission no additional specific permission in regard to works to TPOs is required.

1.4. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

Conservation Areas are protected under the Town and Country Planning Act 1990 (as amended). Where trees within a Conservation Area are not a TPO permission must also be obtained by the Local Planning Authority (LPA) under a Section 211 notice, which gives the LPA the opportunity to consider protecting a tree. The exception is when a tree is less than 7.5 cm in diameter, measures 1.5 m above ground or 10 cm if thinning to help the growth of other trees.

1.5. THE HEDGEROW REGULATIONS 1997

The Hedgerow Regulations 1997 protect 'Important' hedgerows by controlling their removal through a system of notification. Under the Regulations, it is unlawful to remove or destroy most countryside hedgerows (excluding those forming garden boundaries) without the written permission of the LPA. The legislation details criteria to determine whether a hedgerow qualifies as an 'Important' hedgerow. Schemes with planning consent will not require further approval from the LPA. Where hedgerows meet the criteria of the Regulations to be 'Important hedgerows' a formal request will need to be made to the LPA for its removal.

There are some other exceptions including for carrying out work for the purpose of flood defence or land drainage, pursuant to, or under, the Land Drainage Act 1991, the Water Resources Act 1991 or the Environment Act 1995.

1.6. THE PLANNING PROCESS

The National Planning Policy Framework (NPPF 2019) seeks to ensure that new development is sustainable and underlines the importance of green infrastructure, of which trees form an integral part. This includes recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as a highly valuable and irreplaceable habitat.

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order (TPO) or other statutory designation) is a material consideration in determining a planning application.

BS 5837 provides a framework which sets out how trees should be considered in the planning process and also explicitly applies to development where planning consent is not required.

BS 5837 recommends that a tree survey is undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This information is then used to produce a Tree Constraints Plan (TCP) illustrating the above and below ground constraints associated with trees (the Root Protection Area (RPA)). The TCP is intended to be used to inform the design process and to identify



those trees considered to be a constraint to development due to the quality and value (in a non-fiscal sense).

Following the production of the final scheme design, an Arboricultural Impact Assessment (AIA) is produced to identify the likely direct and indirect impacts of the proposed development, along with a Tree Protection Plan (TPP) to identify trees to be removed and retained and to illustrate the protection of retained trees. An Arboricultural Method Statement (AMS) is also often required as a condition of planning consent to detail how sensitive operations are to be undertaken in close proximity to retained trees.

These documents and plans are considered the minimum requirement for arboricultural matters within a planning application and are intended to ensure both a long term sustainable and harmonious relationship between existing trees and the proposed development.

1.6.1. NATIONAL PLANNING POLICY FRAMEWORK 2021

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

It was confirmed that there are no designated ancient woodlands or veteran trees within the survey area.



2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on 7th October 2022. All trees on site were inspected from ground level, using the Visual Tree Assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm, and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 2.1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

TABLE 2.1 BS 5837 CASCADE CHART (ADAPTED FROM BRITISH STANDARDS, 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
CATEGORY A	Trees of high quality with an estimated remaining life expectancy of at least 40 years; trees that are particularly good examples of their species, especially if rare or unusual.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue



CATEGORY	DEFINITION	RETENTION	COLOUR CODE
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or trees with a stem diameter below 150 mm; unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Feasible, but should be removed if posing a constraint to development	Grey
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

2.2. CONSTRAINTS

Only trees with a stem diameter greater than 75 mm, (measured at 1.5 m above ground level), have been included within the survey; however, it should be noted that a number of individual trees and shrubs with a stem diameter of less than 75 mm were present within the study area.

Some sections of the study area were covered with dense undergrowth or located within adjacent land, preventing a full assessment and an accurate measurement of some trees. Where tree survey data has been estimated (based on assessments from the nearest safe vantage points). These trees are denoted by a # in the associated schedules.

Only trees within the likely influence of the proposed development have been included within this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.



3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified one group of trees graded Category C (trees of low value) adjacent to the site.

TABLE 3.1 TREE CATEGORIES RECORDED

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
CATEGORY A (TREES OF HIGH QUALITY)	0	0	0	0
CATEGORY B (TREES OF MODERATE QUALITY)	0	0	0	0
CATEGORY C (TREES OF LOW QUALITY)	0	1	0	0
CATEGORY U (TREES OF POOR QUALITY UNSUITABLE FOR RETENTION)	0	0	0	0
TOTALS	0	1	0	0

3.2. TREE SPECIES DIVERSITY

One group of Hazel (*Corylus avellana*) was located on adjacent land on the site boundary with branches overhanging the site.

Tree data can be viewed in **Appendix I: Tree Survey Schedule**. A selection of photographs of trees can be viewed in **Appendix II: Photographs**. Tree locations can be viewed in **Appendix III: Tree Impacts and Protection Plan**.



4. IMPACT ASSESSMENT

4.1. TREE REMOVALS DUE TO DEVELOPMENT

According to the current proposals, there are no arboricultural items that required removal to facilitate the scheme.

4.2. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

The existing boundary wall provides sufficient protection for the retained trees, however, should this be removed, adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using hand held tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.

4.3. FACILITATION PRUNING

Based on the information currently available, the branches of group G1 will require pruning back to the property boundary to allow construction activity.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

4.4. UNDERGROUND UTILITIES AND DRAINAGE

The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).



To date, there are no proposed works to service and/or drainage in respect of the development under consideration. In order to ensure that utilities and services are either routed outside RPAs where possible or special working methods are used, where required to install services within RPAs, the provision of a bespoke method statement can be conditioned to a planning approval.



5. SUMMARY AND CONCLUSIONS

The site survey identified a total of one group of trees graded Category C (trees of low value) adjacent to the site.

There is no requirement for any tree removal to facilitate to scheme proposals. The branches of group G1 will require pruning back to the property boundary to allow construction activity.

Any excavation within the RPA of a tree must be supervised by an Arboricultural Clerk of Works (ACoW). Excavation must be undertaken by hand.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.



6. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

Martin Dilworth

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M41 7JQ

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Office: 01617079612

END OF REPORT



APPENDIX I TREE SURVEY SCHEDULE

A plan showing tree locations can be viewed in **Appendix III: Tree Constraints Plan**.

TABLE A.1 KEY FOR TREE TABLES

KEY	
SPECIES	Common name and scientific name
HEIGHT	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimetres
CROWN SPREAD	Measured to nearest 0.5 m
AGE	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M - mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
CATEGORY	See cascade chart (Table 1.1)
#	Estimated value



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TABLE A.2 TREE DATA

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
G1	Hazel (<i>Corylus avellana</i>) x 3	6	250	3	3	3	3	0	EM	Located on adjacent land behind wall. Multiple stems at ground level. RPA off-set to take into account the boundary wall and existing hard standing restricting root growth	10+	C2	28	3



APPENDIX II

PHOTOGRAPHS

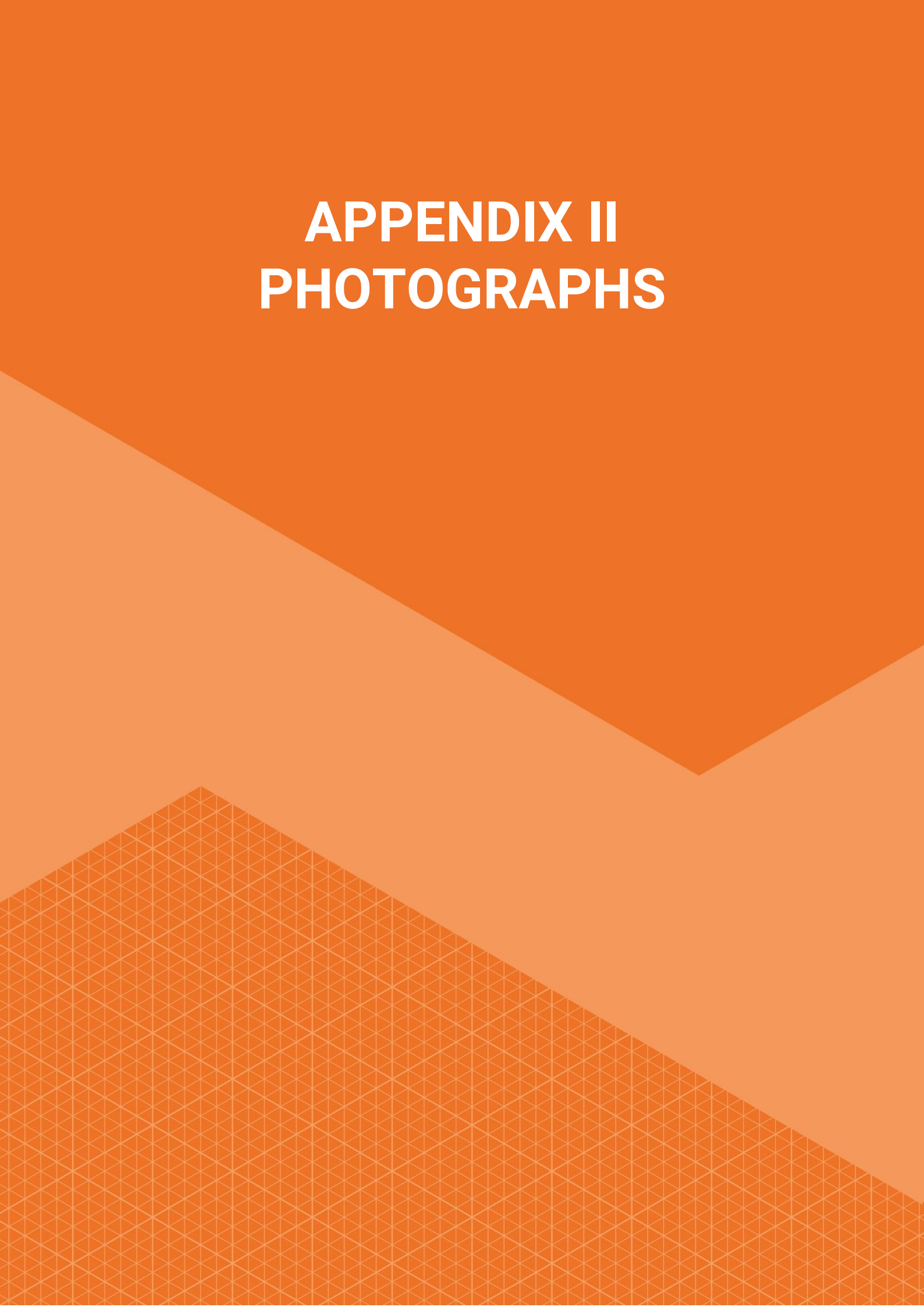
The background of the page is composed of several geometric shapes in shades of orange. A large, dark orange triangle points downwards from the top right. Below it, a lighter orange shape forms a wide, shallow 'V' or 'W' pattern. The bottom left corner features a triangular area filled with a fine, light-colored grid pattern.

PLATE 1 GROUP G1



APPENDIX III TREE IMPACT & PROTECTION PLAN



Tree Categorisations:

Those to be Considered for Retention:



Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years



Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years



Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees



Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Root Protection Areas (RPAs):



RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Notes:

The stem location of trees were not included on the based site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using GPS siting and estimation at the time of the survey. As such, the plotted locations of these trees cannot therefore be considered to be wholly accurate. RPA of Group G1 has been off-set to take into account the boundary wall to the east of the trees and the existing hard standing within the site which would restrict root growth.

Client:

First Step
Group Limited

Job No:

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Date:

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Tree Impacts & Protection Plan

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